

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Ryan Morrison, CFM, Associate Planner  
**DATE:** April 5, 2016  
**RE:** ZP14-0753CA/CU; 210 South Union Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

**File:** ZP14-0753CA/CU

**Location:** 210 South Union Street

**Zone:** I **Ward:** 6S

**Date application accepted:** March 9, 2016

**Date of Permit Approval:** Decision by DRB March 26, 2014

**Applicant/Owner:** Chad & Patsy Tyler

**Request:** Time extension for zoning permit to add one residential unit to existing historic carriage barn, increasing the total number of units on the property from four to five; add one surface parking space.

### **Applicable Regulations:**

Article 3 (Applications, Permits, & Project Review)

### **Background Information:**

The applicant is seeking approval to extend the deadline to finish the conversion of existing barn space into a two bedroom apartment (raising the total number of dwelling units on the property from four to five). The project also includes the addition of one surface parking space. The applicant has provided a list of work done to-date (see attached email dated March 16, 2016). Multifamily uses are conditionally permitted in the I zone. The application received conditional use approval from the DRB on March 24, 2014. No changes to the project are included in this extension request.

Previous zoning actions for this property are noted below:

- **Zoning Permit 14-0931CA;** reroof barn with new rubber membrane roof. Approved April 30, 2014.
- **Zoning Permit 14-0753CA/CU;** convert existing barn space into a 2-bedroom apartment; increasing the total number of dwelling units to five. Also add one surface parking space. Approved March 26, 2014.
- **Zoning Permit 08-0446CA;** Pave shared walkway with 204 South Union Street. Approved December, 2007.
- **Zoning Permit 02-385;** Renovation of four unit residential apartment building including addition of shed dormers on north and south elevations. Approved March, 2002.

- **Zoning Board of Adjustment review** to convert a single family home into a four apartment house, including indoor parking (barn) for four cars. Approved June, 1966.

**Recommendation:** **Consent approval** as per, and subject to, the following findings and conditions:

## **I. Findings**

### **Article 3: Applications, Permits, and Project Reviews**

#### ***Sec. 3.2.9 Zoning Permits:***

##### ***(d) Time Limit on Zoning Permits***

*Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.*

The application for a time extension is subject to review by the Development Review Board as a Conditional Use application. The request for an extension was filed in a timely manner, and eligible for consideration under this standard. **Affirmative finding.**

## **II. Conditions of Approval**

1. All conditions of ZP14-0753CA/CU not herein altered shall remain in effect.
2. Standard permit conditions 1-15 (including construction completion date no later than March 26, 2017).

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